



# CITY OF MENIFEE

## Community Development Department

Cheryl Kitzerow - Community Development Director

### Notice of Determination

**TO:**  
 Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County Clerk  
41002 County Center Drive #230  
Temecula, CA 92591-6027

**FROM:**  
Lead Agency: City of Menifee  
Community Development Department  
Address: 29844 Haun Road  
Menifee, CA 92586  
Contact Person: Jason Moquin, Contract Planner  
Phone Number: 951-462-7353

**SUBJECT:** Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

State Clearinghouse Number 2020050348:

Project Title: "Haun and Holland Mixed Use Center 2016-185 - TPM 37121

Project Applicant: Jim Nelson - Phone: (619) 985-8220

Project Location: The project site is bound by Interstate 215 (I-215) to the east, Haun Road to the west, Holland Road to the south, and Piedra Road to the North (APN 360-130-003), within the City of Menifee, County of Riverside, State of California.

Project Description:

**Tentative Parcel Map No. 37121** subdivides 37.06 acres into six (6) parcels for the potential future development of commercial, office, retail and/or industrial uses and dedicates a portion of the parcels to public streets. As the site lies within the General Plan land use designation of Economic Development Corridor – Community Core (EDC-CC), it must comply with the EDC zoning in accordance with Menifee Municipal Code (MMC) Chapter 9.140 and include a Conceptual Master Plan (CMP). The CMP identifies anticipated future uses for the Project and how they relate to existing or proposed development on adjacent properties. CMP's are reviewed on an administrative level by the City's Community Development Director and are not formally approved or adopted. For this project, the CMP is being utilized to establish uses and intensities for the impact analysis.

This is to advise that the City of Menifee Planning Commission, as the lead agency, has approved and adopted the above-referenced project on **June 24, 2020** and has made the following determinations regarding the above-described project:

1. The project would not result in any significant impacts with implementation of mitigation measures identified in the IS/MND prepared for the Project. A Mitigation Monitoring and Reporting Plan (MMRP) was prepared and identifies all mitigation measures that will be required for the Project. Furthermore, the tentative parcel map is consistent with the General Plan Land Use Map and applicable General Plan objectives, policies, and programs. The General Plan land use of the site is Economic Development Corridor (EDC). The intent of the designation is to identify areas where a mixture of residential, commercial, office, industrial, and entertainment uses are planned. Areas designated EDC are envisioned to develop primarily as nonresidential uses. The proposed subdivision creates six parcels capable of facilitating the establishment of commercial, retail and auto related uses on vacant and undeveloped property and is consistent with the intent of the EDC land use designation.
2. The Tentative Parcel Map is consistent with the zone designation map, and applicable development standards within the zone designation. The map has been analyzed for consistency with the Economic Development Corridor – Community Core, zoning designation. As prescribed by Section 9.140.040-2 of the City's zoning code, with a minimum lot area of 15,000 square feet. The project is consistent with the design guidelines, zoning and development standards of the EDC-CC and overlay as each of the six parcels exceed the 15,000 square foot minimum lot area prescribed by the EDC-CC zone as the parcels range in area from 5.10 to 7.76 acres. Furthermore, the proposal is consistent with the properties located to the north and south of the project site, with the property located to the south partially developed with a self-storage facility, to the west across Haun Road, the Paloma Wash which is designated Open Space with residential development located beyond further west and to the east the Interstate 215 right-of-way.

NOTICE OF DETERMINATION

3. The proposed subdivision of 37.06 acres into six (6) commercial parcels has been reviewed and conditioned for consistency with the requirements for streets, domestic water, fire protection, sewage disposal, fences, and electrical communication facilities as prescribed in Title 7, Subdivisions Regulating the Division of Land.
4. The site is physically suitable for the type of development and the proposed land use of the development. The subject site is relatively flat with a drainage course situated at the southerly boundary which has been properly delineated and therefore would not be incompatible with the proposed development. The site is bounded by Interstate 215 to the east, Holland Road and Haun Road to the south and west, respectively and vacant commercial property to the north. Therefore, the site is considered physically suitable for the type of development and the proposed land use of the site.
5. Approval of the application will not create conditions materially detrimental to the public health, safety and general welfare or injurious to or incompatible with other properties or land uses in the project vicinity. The uses in closest proximity to the project site include partially developed commercial property with a self-storage facility located south of the project site beyond Holland Road and the Paloma Wash located to the west beyond Haun Road while the remaining surrounding properties are vacant and designated the same as the project site. The project is compatible with the surrounding land uses, General Plan land use designations, and zoning classifications.
6. An Initial Study/Mitigated Negative Declaration was prepared for the Project pursuant to the provisions of the CEQA.
7. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Initial Study/Mitigated Negative Declaration and the record of project approval are available to the general public at the City of Menifee Planning Department, 29844 Haun Road, Menifee, CA 92586.

	Sarah A. Manwaring, Menifee City Clerk	June 25, 2020
<b>Signature</b>	<b>Title</b>	<b>Date</b>

Date Received for Filing and Posting at OPR: \_\_\_\_\_

CDFW fees of \$2,406.75 and County filing fee of \$50.00 are applicable for this project.

**FOR COUNTY CLERK'S USE ONLY**